

CITY OF ROCKLIN PLANNING COMMISSION MEETING

A G E N D A

June 16, 1998

7:30 P.M.

**Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road**

(www.rocklin.ca.gov)

Citizens Addressing the Commission

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Five minute time limits may be placed on citizen comments.

Accommodating Those Individuals with Special Needs

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 632-4020 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

Written Material Introduced Into the Record

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

Court Challenges

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code 365009)

Appeal Period

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

1. Meeting Called to Order

2. Pledge of Allegiance

3. Roll Call

Commissioner Penney: Chairman
Commissioner Barber: Vice Chairman
Commissioner Sully
Commissioner Coleman
Commissioner Niederberger

4. Minutes – June 2, 1998

5. Correspondence
6. Citizens Addressing the Commission on Non Agenda Items

Scheduled Items:

7. **THE HIGHLANDS UNIT NO. 5** **PUBLIC HEARING**
GPA-97-04, PDG-97-06, SD-97-04, SPU-97-33,
ELLIOTT HOMES

An application to consider the following entitlements;

A pre-General Plan Amendment to designate the ± 9.2 acre parcel to be annexed to the City of Rocklin from Placer County's designation of Agricultural 20 (AG 20) to Low Density Residential (LDR);

A Pre-Zone and General Development Plan to designate the ± 9.2 acre parcel to be annexed to the City of Rocklin from Placer County's designation of Farm 20 acre minimum to Planned Development-Residential (PD-R) with a General Development Plan designation of RD-2, 2 dwelling units per acre,

A Tentative Subdivision Map, and Specific Plan Use Permit to allow the creation and development of 17 single family lots on the ± 9.2 acres to be annexed.

The project is located on Sierra College Blvd., just south of the Sierra View subdivision. APN #046-020-019 and 046-020-021.

Staff is recommending a mitigated negative declaration of environmental impacts be proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The applicant is Russ Davis on behalf of Elliott Homes, the property owner.

Commission Action: _____

8. **STANFORD RANCH** **PUBLIC HEARING**
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG-98-03
STANFORD RANCH I, L.L.C.

A proposal to amend the Stanford Ranch General Development Plan, Ordinance No. 560 as follows:

1. To revise the permitted and conditional uses for the Planned Development – Commercial; Planned Development - Business Professional; Planned Development – Business Professional/Commercial; and Planned Development – Light Industrial zones; and
2. To redesignate approximately $20.3\pm$ acres of Parcels 77 and 78 of the Stanford Ranch Master Plan from Planned Development – Commercial to Planned Development – Business Professional/Commercial. Parcels 77 and 78 are located southwesterly of Stanford Ranch Road and Sunset Boulevard, just north of the City limit line. (APN 016-010-020, 017-121-020, and 017-121-021)

The affected property is located within the Stanford Ranch Master Planned Development.

The properties are currently zoned Business-Professional/Commercial (BP/COMM), Business-Professional (BP), Light Industrial (LI), and Commercial (COMM).

Staff is recommending a negative declaration of environmental impacts be proposed for this project per the provisions of the California Environmental Quality Act (CEQA).



The applicant Smith Amsberry Associates, Inc. The property owner is Stanford Ranch 1, LLC.

Commission Action:_____

9. Discussion

10. Adjournment

